LOT 58
IN OR 1985/1291
OR 1830/710 & OR 1830/711

ABERNETHY MARK A JR/ABERNETHY JEREMY N
94078 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0058-0000

BUILDING CHARACTERISTICS

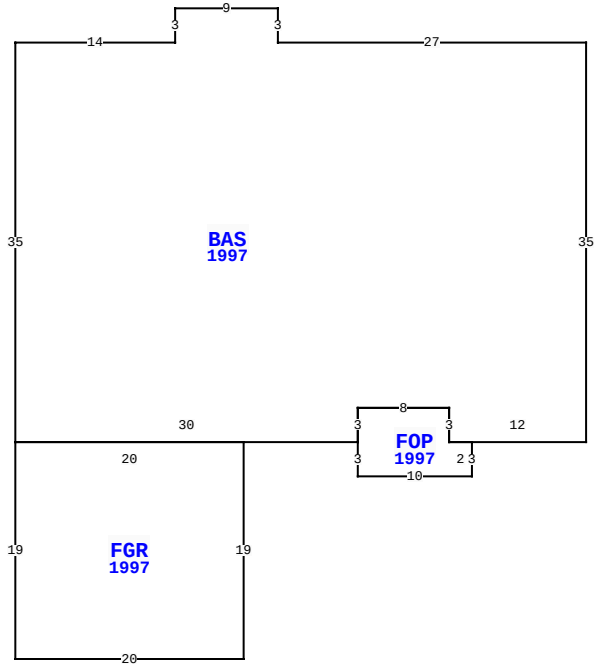
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	1997	1,753	219,148
FGR	380	55	1997	209	26,128
FOP	54	30	1997	16	2,000
TOTALS	2,187			1,978	247,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,978	109.2700	144.24	285,307	1997	1997	0	0	0	13.33	86.67

1 SNGL FAM – 100% - 2021 Heated Area: 1753 HX Base Yr 2021



94078 SUMMER TRC, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,276
TOTAL MARKET OB/XF VALUE		22,186
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		354,462
SOH/AGL Deduction		109,466
ASSESSED VALUE		244,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,274
TOTAL JUST VALUE		354,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018029	XFOB	3,500	03/01/2001
B007776	SWIM POOL	15,000	11/01/2000
B9704067	NEW CONSTR	65,459	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1985/1291	6/15/2015	WD	U	I	30	40,000
GRANTOR: NORTHY PARTNERS LLC						
GRANTEE: ABERNETHY MARK A JR						
1846/0830	3/19/2013	FJ	U	I	11	0
GRANTOR: NORMAND ROBERT FRANKL						
GRANTEE: NORMAND ROBERT F JR						

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,246.00	SF	4.00	4.00	100	1997	1997	3	72	3,588	
3	0911	SCRN RM A	0	100	0	0	131.00	SF	17.50	17.50	100	1999	1999	3	20	459	
4	0861	POOL GUNIT	0	100	32	16	448.00	SF	85.00	85.00	100	2000	2000	3	23	8,758	
5	0911	SCRN RM A	0	100	34	29	986.00	SF	17.50	17.50	100	2000	2000	3	20	3,451	
6	0845	KOOL DECK	0	100	0	0	567.00	SF	7.25	7.25	100	2000	2000	3	77	3,165	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W27 N3 W9 S3 W14 S35 FGR=[YR=1997] S19 E20 N19 W20$ E30 FOP=[YR=1997] S3 E10 N3 W2 N3 W8S3$ N3 E8 S3 E12 N35$.

LAND DESCRIPTION

TOTAL OB/XF 22,186

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS